

RESIDENTIAL 202629769	Manuf. Home/Mobile Home Active	6528 N Showers Road Bloomington IN 47408	LP \$365,000 SP
List Office	Sterling Real Estate	List Agent	Trish Sterling
List Office ID	BL30100850	Phone	Cell: 812-327-5431
Phone/Fax	Offc: 812-333-1966	E-mail	trish@trishsterling.com
	Fax: 812-330-2145	Co-List Agent/Agency	
		List Agent - License ID	RB14027795



Area Monroe County
Township Bloomington
Zoning
Acres 1.0000
Lot Dimensions irregular
Possession at Closing
Subdivision None
Location Rural

Total Rooms 10
Bedrooms 5
Full Baths 3
Half Baths 0
Total Baths 3
Year Built 1998
Fireplaces 1



Unbranded Virtual Tour

NOTE: Due to school redistricting, schools identified with this listing may be subject to change. Please confirm School District with the school corporation.

School District Monroe County **Elementary** Marlin **Middle School** Tri-North **High School** Bloomington North

Legal Description 012-02685-00 Bruner Minor Lot 1

Annual Tax \$1,985.00 **Assessment/Payment Year** 2026
Tax Key 53-05-04-100-002.000-004 **Exempt Type** Homestead

Sewer Septic **Well Type**
Cable Ready Yes **Gas Fuel** No **Water Utility** Public
Electric Fuel Yes

Above Grade Finished SqFt	3,165	Above Grade Unfin. SqFt	0
Below Grade Finished SqFt	0	Below Grade Unfin. SqFt	0
Total Finished SqFt	3,165	Total Below Grade SqFt	0
Total SqFt	3,165	Upper Level SqFt (Finished)	0
Square Footage Source	Public Records	Main Level SqFt (Finished)	3,168

APPROXIMATE ROOM DIMENSIONS

	Length x Width	Level		Length x Width	Level
1st Bdrm	15 x 13	Main	Breakfast Rm	x	
2nd Bdrm	15 x 13	Main	Den	x	
3rd Bdrm	11 x 13	Main	Dining Rm	10 x 13	Main
4th Bdrm	11 x 14	Main	Family Rm	18 x 13	Main
5th Bdrm	13 x 11	Main	Loft	x	
Living/Great Rm	18 x 19	Main		x	
Kitchen	16 x 13	Main	Rec Rm	27 x 24	Main
Laundry Rm	6 x 5	Main		x	
				x	

Garage Y/N Yes **Garage/# of Cars** 2.0 **Garage** 24 x 28 **Garage SqFt** 672.00 **Garage Type** Attached

HOA Dues \$ **Assoc. Dues Frequency** Not Applicable **Other Fee Description**
Other Fees \$ **Other Fees Frequency**
Common Amenities None

AMENITIES

AMENITIES 1st Bdrm En Suite, ADA Features, Built-In Bookcase, Cable Available, Cable Ready, Ceiling-9+, Ceilings-Vaulted, Closet(s) Walk-in, Countertops-Stone, Deck Open, Detector-Smoke, Disposal, Jet/Garden Tub, Open Floor Plan, Porch Covered, Porch Open, Rough-In Bath, Split Br Floor Plan, Twin Sink Vanity, RV Parking, Stand Up Shower, Tub and Separate Shower, Tub/Shower Combination, Main Level Bedroom Suite, Formal Dining Room, Great Room, Main Floor Laundry

FLOORING Laminate

FEATURES				
Style	One Story		Architectural Style	Ranch
Heating/Fuel	Electric		Exterior	Vinyl
Cooling	Central Air		Basement/Foundation	Crawl
Water Heater:	Electric Yes	Gas	Solar No	Tankless No
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Range-Electric, Water Heater Electric				
Utility Providers CABLE COMPANY Smithville Communications ELECTRIC COMPANY REMC WATER COMPANY Bloomington City Utility			Energy Efficient Features Appliances No Doors No Electrical/Lighting No HVAC No Insulation No Roofing No Thermostat/Controllers No Thermal Storage/ETS No Water Heater No Windows No	
Remarks This spacious 5-bedroom, 3-bath ranch home sits on a little more than an acre in the scenic Northside of Bloomington Indiana. Conveniently located near I-69 and Sample Road, this home offers an additional 1,000 square feet that have been added to the original manufactured home creating more space for comfort. With an ideal layout for not only rural living, as well as multigenerational dwelling, you will feel right at home the moment you pull in the drive. The entry welcomes you with garden beds, a convenient ramp and large covered front porch, featuring a swing where spending autumn evenings will be a favorite. The front door opens into both the living and dining room. Branching off this to the right is a private ensuite bedroom featuring an ADA-accessible bathroom and its own laundry area, making it perfect for extended family and guests. Three additional bedrooms and a second full bath border the ensuite room on this side of the home. Centrally located with a lot of natural light is the recently remodeled kitchen, which boasts new cabinetry, flooring, quartz counters and stainless appliances creating a fresh clean feel. There is a large island in the center extending the already ample counter space, with functional storage beneath, and counter seating as well. The large primary bedroom is perfectly located right off the kitchen with a lovely walk-in closet and spacious private bathroom. The private bathroom features a large vanity sink, a step down jacuzzi tub, and a corner shower giving you space and options for refreshing after a long day. The open floor plan leads you from the kitchen into to the family room, with a cozy fireplace (requires propane hookup) and French doors that open into the breezeway entrance. The breezeway has a private path directly to the driveway. Off of the family room you'll find a secondary laundry area and an additional separate entry to the breezeway. Also located off the laundry is the entrance to an extremely spacious and carpeted bonus room with double doors to the rear leading to the back deck and a private backyard overlooking peaceful woods				
Directions to Property From downtown Bloomington, drive on I-69 North to Sample Road, turn right and right at the roundabout on Wayport south for 1.7 miles, left on Showerd Drive, 6528 N. Showers Drive is on the left				
AGENT / BROKER INFO				
Occupancy Comments Owner RE License Y/N No Documents Available Floor Plan, Sellers Disclosure REO Y/N No Short Sale Y/N No Special Listing Cond. None				
Sched. Shwng by Email Y/N Yes Email Address trish@trishsterling.com Lockbox Type Electronic Supra Showing Instructions Must have approval				
Agent Remarks Original home is manufactured then nearly 1,000 sq.ft added to the original home				
Seller Concession Amount \$ Listing Date 7/23/2026 Expiration Date 2/22/2027 Pending Date Closing Date Co-Selling Agent Co-Selling Office Sold/Concession Remarks Original Price \$385,000 Seller Concessions Offer Y/N N List Agent: Trish Sterling Original List Agent: Trish Sterling DOM / 58 / 58 Total Concessions Paid: Listing Price \$365,000 IDX Include Y Selling Agent: Original Selling Agent: Existing Financing None Proposed Financing Office Code				

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